

In our final statement we would like to start by addressing a number of points that the Punch Solicitor made:

POLICE LOG.

We never had access to the Log for the Review , but have since been given a copy and would respectfully draw the attention of the Committee to the following facts:- Out of 22 items on the log only 11 (50%) note that there was no music or no excessive music, by the time the Police arrived.

In 5 instances the Police were unable to attend until between 54 minutes and

2 hours 30 minutes after the original complaint.

There is only 1 instance where the Pub management were not informed by phone before the Police were called.

We all found it very frustrating that our integrity should be called into question on the basis of Mr Cohen's interpretation of the facts.

We also noted that, unlike the Pub, the Solicitor was silent on the 121+ logged complaints and sample copy emails of complaint from residents.

NUMBER OF COMPLAINANTS.

It was stated that there were only a few people complaining. The fact is that from the junction of Town Green Lane and Prescott Rd there are no houses on the "even number" side, until immediately opposite the Pub. The residents of the first two houses on that side, the Parkinson's (moved bedrooms) and the Campbell's (provided audio evidence of between 90 and 100 decibels).

On the "odd number" side there are eight houses before you reach the Pub and the residents of numbers 3,5,11,11a have all complained and written in support of a Review.

The residents of the two houses immediately behind the Pub, in Whalley Drive have also complained formally and written in support of the Review. The other side of the Pub is a Surgery.

Out of 12 of the nearest sensitive dwellings the residents of 8 have complained and six written in support of the Review and change of Licence Conditions.

RESIDENTS UNDULY SENSITIVE.

At the hearing I refused to answer the Solicitor's question about my expectations when moving next to the Pub, but I will now for the record.

When we moved here in 1971 we were not actually next to the Pub, as the end cottage no13 was occupied by a brother and sister, Mr and Miss Massam, who lived there for most of their adult lives and were charming. It was not until the renovations in 1999 some 28 years after we moved in, that the ground floor of no13 was demolished to provide access to the new car park.

This is all a matter of public record.

Please note that we did not become unduly sensitive or troublemakers in 2006, two things had happened by then:

Punch taken over ownership of the Pub from Tetley Walker.

The premises Licence had been changed.

CHANGE OF HOURS.

The Solicitor suggested that a change and reduction in hours was not necessary and gave the example of Angela Grogan's tenancy, during which

there had been no complaints. I believe that Angie was there for 6 months and she was popular and a good neighbour. She also informed us that she had no intention of remaining open into the early hours as that encouraged the wrong clientele. She was true to her word and invariably closed between 23.00 and 23.30, sometimes as early as 22.30. We and many others had started to use the Pub again and were all sorry to see her leave.

Please bear in mind that this was 6 months out of 7 years that we have been suffering nuisance problems at the Pub and sincerely believe that as well as getting the right Tennant (1 out of 12) the Premises Licence needs to be changed to protect our human and legal rights to the quiet enjoyment of our properties.

We believe that many of the Four Licensing Objectives are being compromised at this Pub and in addition unlike Punch, its representatives and the transient tenants, the local residents are major stakeholders in this community and we look to our elected representatives to protect our interests.

EK/23/5/14.

Since 2005, when the new licensing conditions were agreed for the TGI, local residents have been disturbed repeatedly by noise nuisance from loud music, late parties and inappropriate use of the rear car park for people to congregate and drink, during the day and late at night. The TGI managers have often made no efforts to contain the noise, propping open rear doors and windows and blatantly erecting speakers on the car park.

Residents, many of whom have lived in the area for many years, were unable to object to the original licensing changes in 2005 as we were completely unaware of them and would have, had we known that regulated and live entertainment was proposed along with late night opening. We did however, ask for the rear car park not to be used as a 'beer garden' when planning permission was sought for that, and we understood that there were conditions to that end to protect us. Those conditions have been repeatedly breached and we feel let down by the council's lack of sustainable action to resolve this.

The ongoing nuisance from the Town Green Inn has particularly affected those residents who live at the nearest properties on Town a Green Lane and Whalley Drive:- Mr & Mrs Loughlin, Mr & Mrs Carman, Mr & Mrs Knowles, Mr & Mrs Campbell, Mr & Mrs Parkinson, Mrs Astley, Mrs Bankier and Mr & Mrs Prescott. Calls to police have often resulted in no action, with police generally refusing to take action and referring residents to Environmental Health the next working day and environmental health issuing repeated letters, warnings and paper diaries to residents to log nuisance.

Residents from all of the affected properties have either submitted representations directly to the licensing review, submitted views via other residents, or turned up on the morning of the review at 10:30 as requested, in support of the application. Some of us stayed for the full day in support of the application.

We residents are in no way 'over sensitive' to the nuisance caused by the poor management of the TGI over the past 9 years, as suggested by Mr Cohen.

We understand he has a job to do to defend Punch Taverns and to earn his fees. However, the repeat warnings from environmental health to various managers, the poor regulation of fire safety processes, the necessity to install noise recording equipment in our homes, the requests for us to keep noise diaries in our homes, the visits from EHOs and police officers, the ongoing requests for photographic and video evidence of breaches, the fact that some residents have had to move bedroom in their homes due to noise from the TGI, and the high turnover of management at the TGI all suggest a poorly run, poorly regulated business that is sadly no longer an integral part of our local community.

Despite the clearly demonstrated repeat breaches of planning regulations, fire regulations and licensing conditions, and ongoing poor management of the premises, no real action has been taken against either Punch Taverns or the DPS by the responsible authorities as when warnings have been issued, the existing DPS has then moved on. The high turnover of bad managers (with the exception of one) has meant that no real action has been taken over a number of years. Thus, the responsible authorities have all been ineffective in the prevention of ongoing public nuisance from the Town Green Inn. Essentially, the current licensing conditions have been ineffective in protecting us.

We welcome the application now to review the licensing conditions for the a Town a Green a Inn. We welcome the representations from all of the responsible authorities. The removal of regulated entertainment and live music would, in our view, significantly reduce the risk of further noise nuisance and stress to local residents from the premises. Reduction of late night opening combined with some stronger actions by Planning to enforce conditions on the use of the rear car park would also reduce the risk of further nuisance so that we can once again enjoy our homes and gardens with our families in peace.

ML/22/5/14.

Kind regards,
Michelle Loughlin & Eric Knowles.